



= WATERMANS =
VILLAGE

LITTLE CREEK ON THE BAYSHORE

MICRO-RETAIL PATTERN BOOK

PREPARED BY THE

COASTAL RESILIENCE DESIGN STUDIO
FOR THE TOWN OF LITTLE CREEK, DELAWARE





WELCOME TO WATERMAN'S VILLAGE.
A REINTERPRETATION OF A SMALL TOWN SEAPORT,
THIS MICRO-RETAIL CENTER BUILDS ON OUR COASTAL
HISTORY TO CREATE AN INSPIRED SHOPPING AND DINING
EXPERIENCE THAT IS UNIQUELY LITTLE CREEK.



FUNDED THROUGH



CREATED FOR



PREPARED BY



VILLAGE CONCEPT PLAN



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Micro-Retail

Inspired by the ingenuity to reuse FEMA trailers as emergency storefronts along the Mississippi Gulf Coast in the aftermath of Hurricane Katrina, the first Micro-Retail units have proven to be an invaluable asset to small coastal towns looking for economic opportunity and resiliency. Characterized by a small footprint, modular design and portability, these structures can house businesses at an attainable and sustainable scale.



1 Little Creek Grill & Patio

Full service deli with a 12'x 24' patio with pergola & rear side privacy fence

2 Lucky's Bait & Tackle

14'x 36' Year-Round Retail Located at the rear for ease of boat/trailer parking & frequent commercial deliveries

3 Lil' Creek Kayak

12' x 36' Seasonal Retail Located at rear for easy tractor access to haul boats to the waterfront

4 Open Retail

14'x16' Retail Space

5 Open Retail

10'x22' Retail Space

6 Horseshoe Market

14'x40' Three season market supplying summer produce, fall pumpkins & Christmas trees Located for street-front vibrancy and maximum outdoor space

7 Big Scoop Ice Cream

8'x15' Seasonal Retail Includes large outdoor eating & seating space

8 Pedestrian Path

Connects to the future development project on the Cavalier's site

9 Natural Planted Buffer

Native species chosen for flood tolerance, mild salinity, and biodiversity



MAIN STREET

LOWE STREET



SCALE: 1/16" = 1'-0"

*Professional survey required to verify all measurements & site placements

RESILIENT SITE DESIGN

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HARDSCAPE

Coastal communities are associated with the textures of locally sourced, natural materials. They speak to the work done on the water, and off. The materials chosen for this site are **historically based**, with a focus on creating **pervious and sustainable surfaces**, using crushed oyster shells, recycled wood and reused pilings.

Combined with an ecological planting design, the site materials will blend seamlessly into the local environment.



<https://www.wickes.co.uk/ideas-advice/sleeper-pathway>

Railroad Sleepers

Recycled railroad sleepers create a boardwalk style, on-grade central pathway, for ease of use and accessibility.



Wood Privacy Fencing

A wood privacy fence to surround the propane utility is recommended for safety.



Rope & Piling Fencing

Piling and rope fencing can be used in other areas to create casual and playful borders.



<https://westcoastshells.wordpress.com>

Crushed Oyster Shell

Crushed oyster (or clam) shell is recommended for the areas surrounding the shops as a low maintenance, locally sourced base material for the outdoor expansion of retail space and gathering areas.

NATIVE PLANT PALETTE

NATIVE TREES & SHRUBS

Native species chosen for flood tolerance, mild salinity, and biodiversity.



Marsh Elder

Iva frutescens
 Native Range: US
 Light Requirement: Sun
 Saline marshes & shores
 Size: 3-4 (10) ft
 Evergreen
 Salt Water Flooding Tolerance
 Sand tolerant



Red cedar

Juniperus virginiana
 Native Range: Eastern North America
 Zone: 2 to 9
 Height: 30.00 to 65.00 feet
 Spread: 8.00 to 25.00 feet
 Bloom Time: Non-flowering
 Bloom Description: Non-flowering
 Sun: Full sun
 Water: Dry to medium
 Maintenance: Low

NATIVE ORNAMENTAL GRASSES

Low maintenance, colorful, hardy, and uniquely textural.



Common rush

Juncus effusus
 Native Range: Eurasia, North America, Australia, New Zealand
 Zone: 4 to 9
 Height: 2.00 to 4.00 feet
 Spread: 2.00 to 4.00 feet
 Bloom Description: Yellowish-green
 Water: Dry to Wet
 Maintenance: Low Sun: Full sun



Pink muhlygrass

Muhlenbergia capillaris
 Native Range: Western-central United States
 Zone: 5 to 9
 Height: 2.00 to 3.00 feet
 Spread: 2.00 to 3.00 feet
 Bloom Time: September to November
 Bloom Description: Pink
 Sun: Full sun to part shade
 Water: Dry to medium
 Maintenance: Low



Little bluestem

Schizachyrium scoparium
 Native Range: Eastern North America
 Zone: 3 to 9
 Height: 2.00 to 4.00 feet
 Spread: 1.50 to 2.00 feet
 Water: Dry to medium
 Rain Garden
 Sun: Full sun



Fox sedge

Carex vulpinoidea
 Native Range: North America
 Zone: 3 to 7
 Height: 1.00 to 3.00 feet
 Spread: 0.50 to 2.00 feet
 Bloom Time: May to July
 Bloom Description: Green
 Sun: Full sun to part shade
 Water: Wet
 Maintenance: Low

NATIVE VINES

Provide a long season of color, vertical interest, pollinator support, and provide shade when used on pergola structures.



Coral honeysuckle

Lonicera sempervirens

Vine

Evergreen

Soil Description: Various soils, but rich preferred.

Sandy, Sandy Loam, Medium Loam

Usually 15 to 20 feet

NATIVE PERENNIALS

Low maintenance, add seasonal color and texture, support pollinators, and provide ecological diversity.



Large coneflower

Rudbeckia maxima

Native Range: Central and southern United States

Zone: 4 to 9

Height: 5.00 to 7.00 feet

Spread: 3.00 to 4.00 feet

Bloom Time: June to July

Bloom Description: Yellow rays surround dark brown center cone

Sun: Full sun

Water: Dry to medium

Maintenance: Low



American boneset

Eupatorium perfoliatum

Native Range: Southeastern United States

Zone: 3 to 8

Height: 4.00 to 6.00 feet

Spread: 3.00 to 4.00 feet

Bloom Time: July to September

Bloom Description: White

Sun: Full sun to part shade

Water: Medium to wet

Maintenance: Low

Suggested Use: Rain Garden



Rattlesnake master

Eryngium yuccifolium

Native Range: United States

Zone: 3 to 8

Height: 4.00 to 5.00 feet

Spread: 2.00 to 3.00 feet

Bloom Time: June to September

Bloom Description: Greenish-white

Sun: Full sun

Water: Dry to medium

Maintenance: Low

Flower: Showy

Tolerate: Drought, Erosion, Clay Soil, Dry Soil, Shallow-Rocky Soil

ARCHITECTURAL

VERNACULAR

= WATERMANS =
VILLAGE

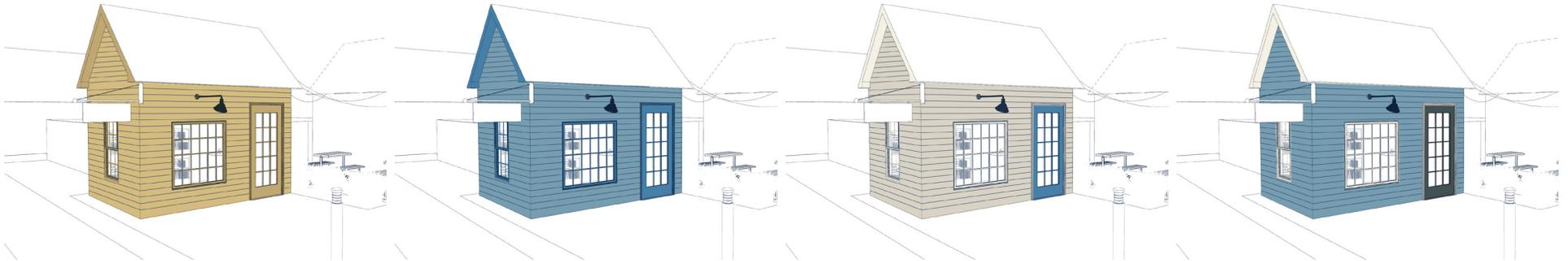
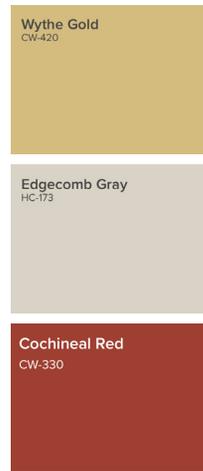
LITTLE CREEK ON THE BAYSHORE

COLOR PALETTE

CRDS recommends using **historic based colors** that work with the established Little Creek palette.

The Williamsburg® Paint Color Collection and The Historical Colors Collection, both from Benjamin Moore are a good resource for colors.

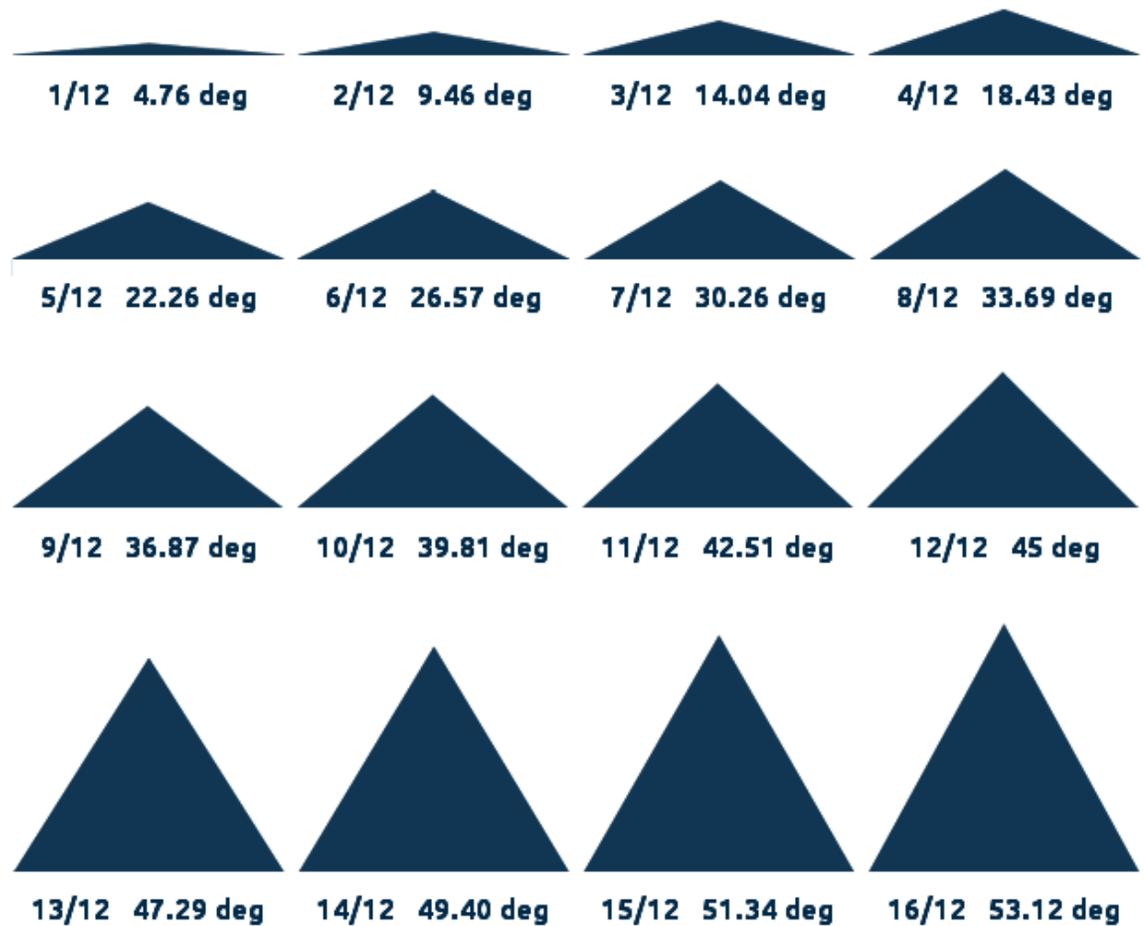
Body colors in muted blues, golds, and off-whites, accented with deep green or an occasional red gives the village a historic seaside appeal.



ROOF PITCH

After reviewing the existing historic architecture in Little Creek, CRDS recommends **side gable** buildings with a **minimum 10/12 roof pitch** for microretail units.

A high roof pitch blends with the existing historic architecture in Little Creek (seen below), provides an appropriate **sense of scale**, and allows for **second floor storage**.

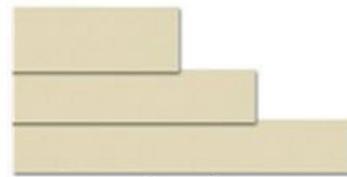


SIDING & ROOFING

The historic structures in Little Creek are primarily covered in **clapboard style siding**.

CRDS recommends the use of HardiePlank siding for both its historic profile and durability over time.

Existing and historic roof materials are primarily **standing seam metal and architectural shingles**. We recommend the use of either material in neutral tones.



Smooth



Colonial Smooth©



Beaded Cedarmill©

HardiePlank®



Select Cedarmill©



Beaded Smooth



Rustic Cedar



Colonial Roughsawn©



<https://houseandhome.com/decorating-design/diy-projects/diy-garden-shed/>



<https://www.roofingcontractor.com/articles/90810-old-world-charm-new-metal-roof-and-detailing-highlight-farmhouse-renovation>

WINDOWS & DOORS

Blend the tradition of historic residential windows with commercial purpose by mixing **divided lite, double-hung windows** on the sides and rear of the cottages, while placing **large, fixed windows** on the front for retail display.

A series of **sliding carriage-style doors** on the produce market will allow the retail square footage to double during the growing season and provide a well-lit storefront display in the evenings and winter.

Full glass entry doors will invite shoppers inside. Adding two rear exit doors on the market encourages shoppers through the store and out into the village beyond. Transparency encourages movement.



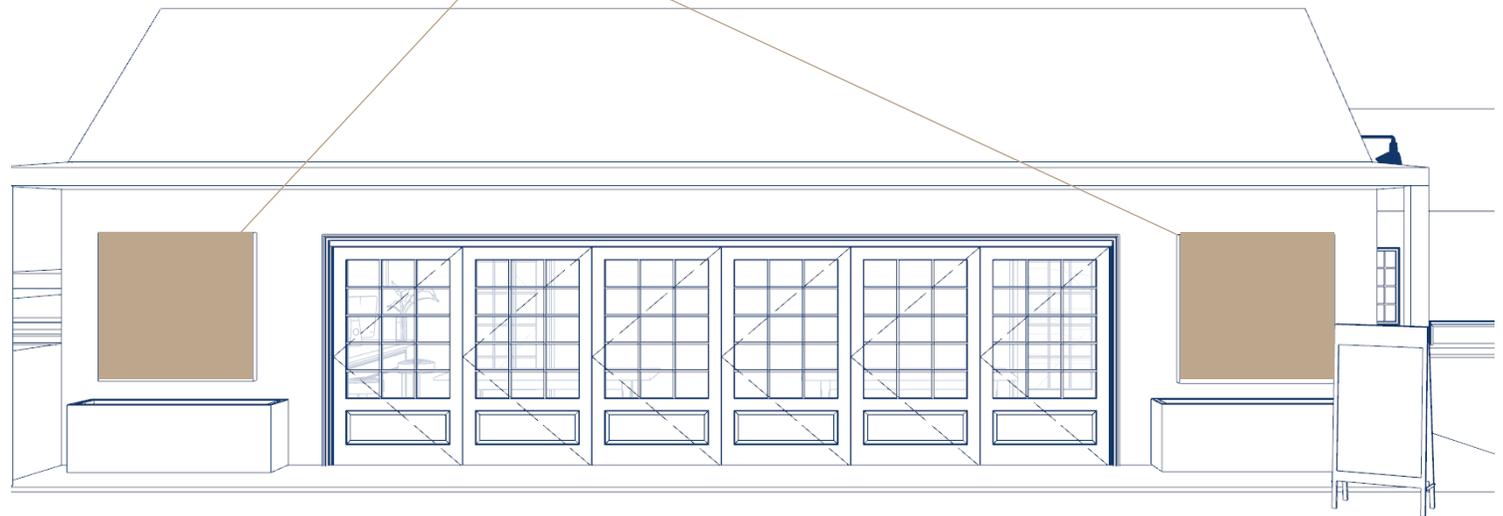
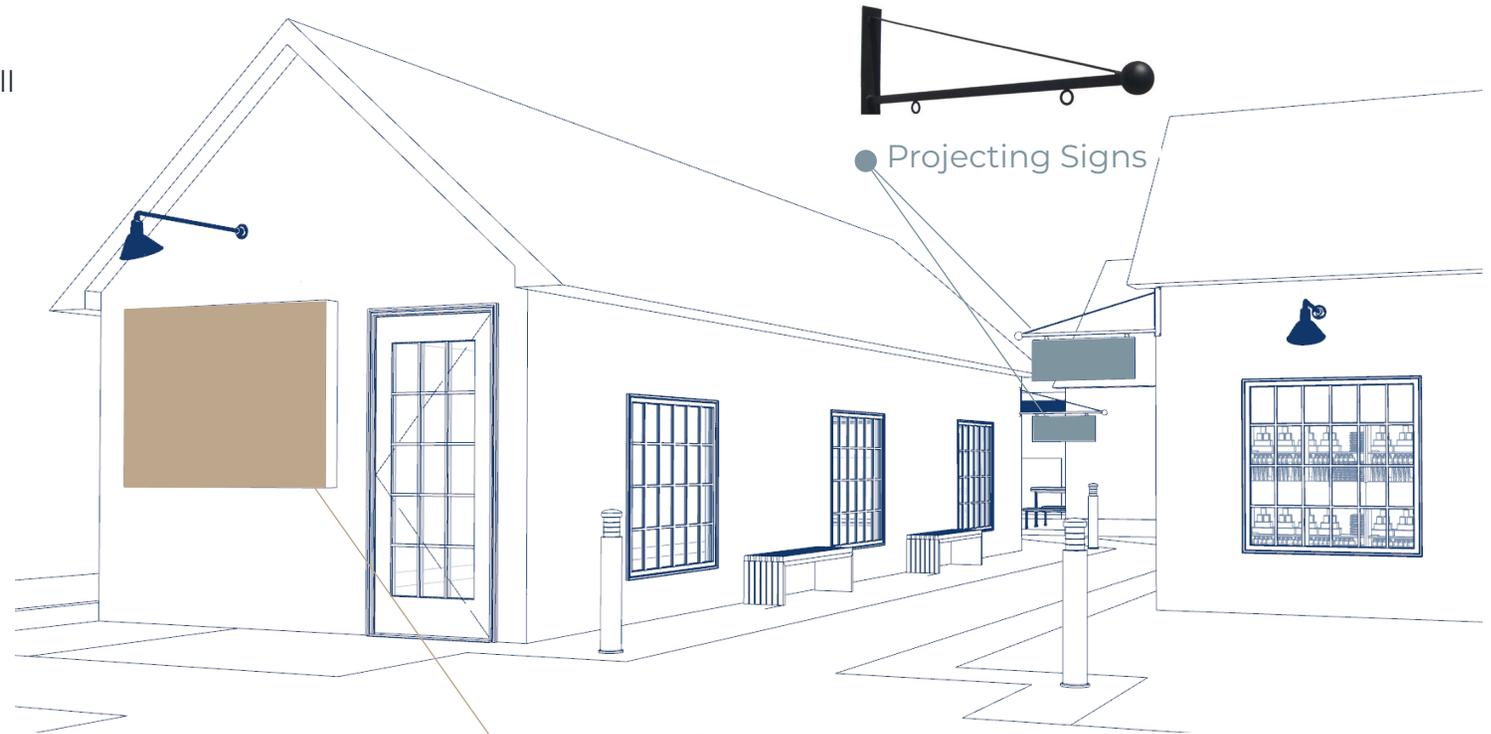
SIGNAGE

A collection of sign types will provide direction, information, and brand recognition.

Projecting signs should be used on corner shops or along pathways for multiple views and directionality.

Building face signs should be used on building fronts, next to or above doorways and windows, and above the cash-wrap on the interior.

Temporary signs like sandwich boards allow for **low cost** daily updates and advertisements.

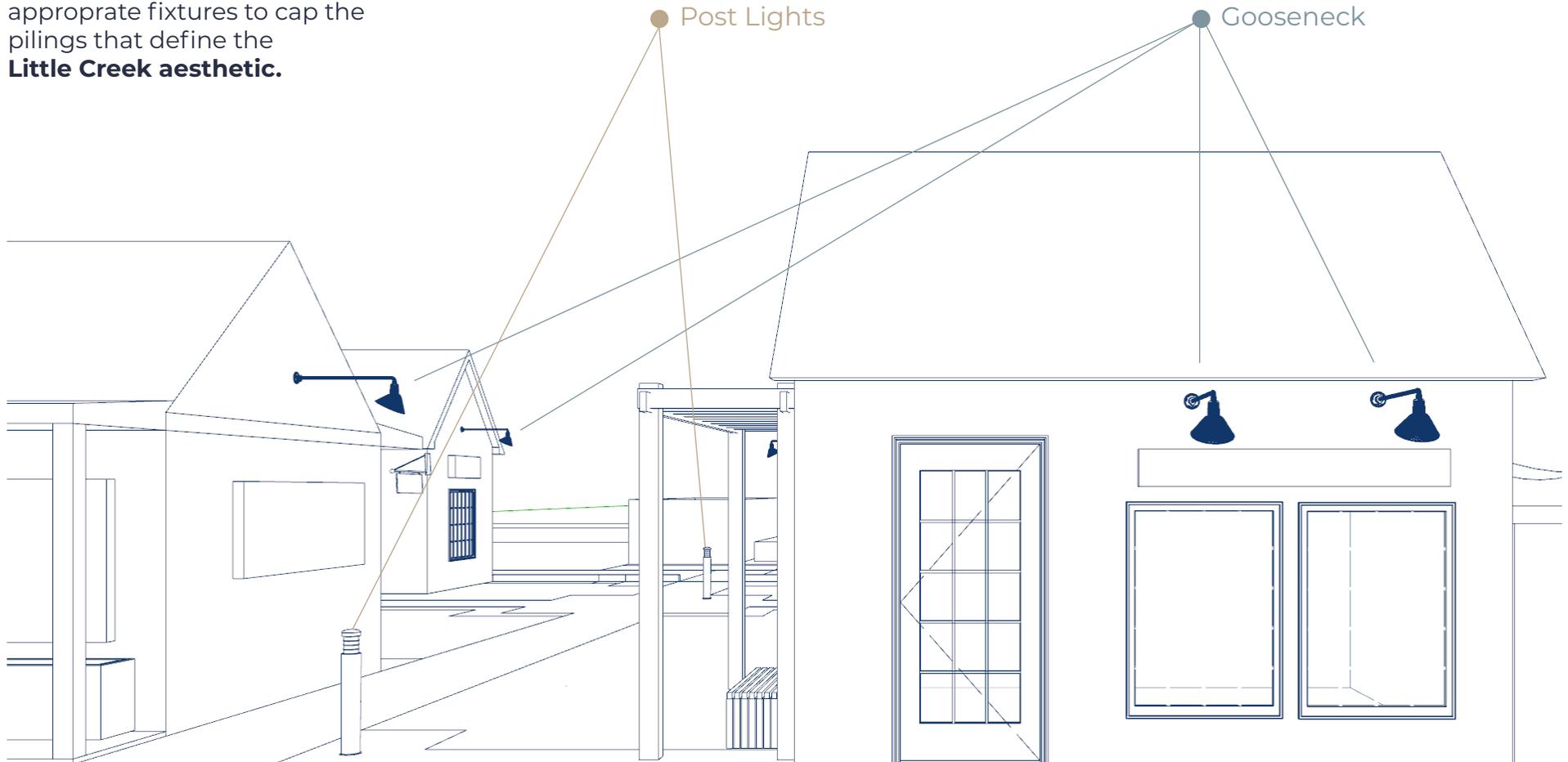


Sandwich Board Signs

LIGHTING

Gooseneck lighting is a **traditional storefront choice**. The lights can be directed at windows, doors, signage, or all three.

Piling lights are recommended to light the path through the village. They evoke the feeling of traditional dock lights and are appropriate fixtures to cap the pilings that define the **Little Creek aesthetic**.



ACCESSORIES

String lights **extend the sales day** and make for great eating and gathering area ambiance.

Railway sleepers create long lasting benches, however, **the traditional Delaware** boardwalk style bench is a local favorite and a great option.

Other elements like buoys, oars, and hand painted directional signs add **vibrancy and fun** to the village .



<https://tiny-dog-press.myshopify.com/products/beach-boardwalk-bench-rehoboth-delaware-letterpress-card>

BUSINESS CHARACTER

HORSESHOE MARKET
FRESH PRODUCE FARM FLAVOR

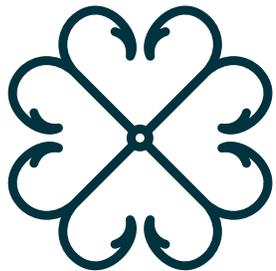


=THE BIG=
SCOOP

25

LITTLE CREEK
BAYSHORE BYWAY

35 °F
TEMP.



LUCKY'S
=Big Catch=

BAIT & TACKLE

